BILL GARRETT, Davidson County
Trans:T20160100156 DEEDQC
Recvd: 11/14/16 12:05 2 pgs
Fees:12.00 Taxes:0.00
20161114-0119667

This Instrument prepared by: Stephanie Gent

Quit Claim Deed

KNOW ALL MEN BY THESE PRESENTS, that Jackson E James on this the 12th day of October, 2015, for and in consideration of the sum of One and no /100 Dollars, do(es) hereby bargain, sell, release, remise, quit claim and convey unto RICHARD L ESCUE & K ANN JAMES all ___ right, title and interest in and to the following described real estate, to wit:

Two unit/duplex residence located at 104 Scenic View Rd. Old Hickory, TN 37138

IN TESTIMONY WHEREOF I have here unto set my hand this 12th day of October 2015

Jackson E James

STATE OF TENNESSEE COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Jackson E James with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal this 12th day of October, 2015.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 7/3/2017

I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $135,000.00. That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Grantee

Sworn to and subscribed before me this 29th day of June, 2016

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 7/3/2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0, Affiant
Subscribed and sworn before me this the 14 Day of November 2016.
Deputy Register

The following information is not a part of this Deed:

Property Address: 104 SCENIC VIEW RD.
OLD HICKORY, TN 37138

Owner's Name and address: JACKSON JAMES
104 SCENIC VIEW RD
OLD HICKORY, TN 37138

Parcel Number 044-00-0-004.01

Mail Tax Bills to: RICHARD ESCUE & ANN JAMES
~~919 CONFERENCE DR H-220~~ 301 NORTHCREEK BLVD #273
GOODLETTSVILLE 37072

EXHIBIT A

Land lying in Davidson County, Tennessee, being part of Lot No. 17 on the Plan of Nashville Industrial Corporation Subdivision at Old Hickory, Tennessee, as of record in Book 1130, page 46, Register's Office for said County, and more particularly described according to a survey by R. L. Montoya-Land Surveying dated March 19, 1979, as follows: Beginning at a fence post in the southwesterly margin of Scenic View Road, said point being across from and at the intersection of Hillman Place and Scenic View Road and is also the northwest corner of the C.C. and Inez B. Edward's Property as of record in Book 3501, Page 439, said Register's Office; thence with Edward's northwesterly property line South 40 degrees 13 minutes 57 seconds West 193.50 feet to a point on an existing garage, said point being 1 foot, more or less, from an existing fence corner and is a northeasterly corner of the George and Linda Holt property, thence with Holt's property line as follow: North 44 degrees 26 minutes 38 seconds West 108.50 feet to an existing angle iron in concrete; thence North 42 degrees 44 minutes 55 seconds East 183.00 feet to an iron pin at a fence corner, said point being in the southwesterly margin of Scenic View Road; thence with the southwesterly margin of said Road South 50 degrees 07 minutes 00 seconds East 100 feet to the point of beginning, containing 19,591 square feet (0.45 acre) more or less.

This conveyance is subject to all restrictions, easements, setback lines, and encumbrances of record in the Register's Office for the aforesaid county.

SOURCE OF TITLE # 20150706-0064622